

LOT  
**52**

# 39/39a Beech Road, Birkenhead, Merseyside CH42 0JJ

RESIDENTIAL INVESTMENT

Guide price **£90,000 +**

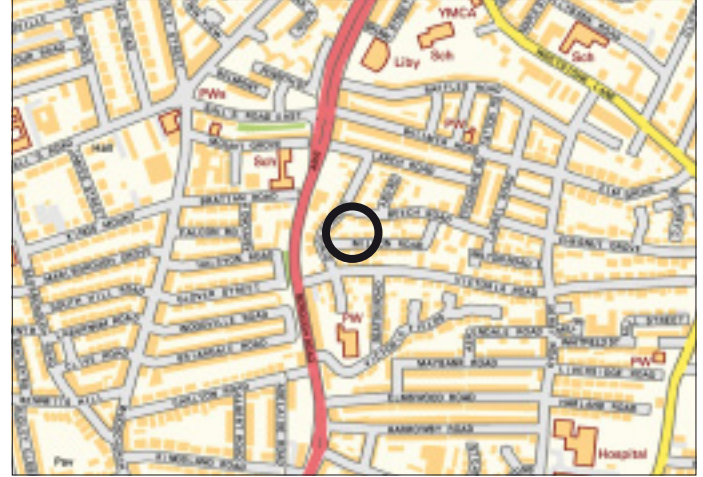


**An end terraced property converted to provide 2 x 2 bedrooomed self-contained flats. The property is in good order and benefits from double glazing, central heating, rear garden and off road driveway. One of the flats is currently let by way of an Assured Shorthold Tenancy producing £5,100 per annum.**

### **Situated**

Off Dingle Road which in turn is off Borough Road in a popular and well established residential location

within close proximity to Hamilton Square Shopping Centre.



Not to scale. For identification purposes only

### **Ground Floor**

39 – Hall, 2 Bedrooms, Open plan Kitchen/Lounge, Bathroom/WC

### **First Floor**

39a – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.

### **Outside**

Rear Garden, Outhouse and Front Driveway.

### **EPC Rating**

No 39 – D No 39a – D